

**City of Greensboro Planning Department
Zoning Staff Report
June 14, 2004 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: P
Location: 1115 Park Terrace (portion)

Applicant: Charles E. Williamson
Owner: Charles E. Williamson

From: LI
To: CD-RM-26

- Conditions:**
- 1) Uses: Residential uses and accessory uses and structures.
 - 2) Property shall be developed in conjunction with and under the same site plan as the adjoining property to the north and east zoned CD-RM-26 (#3219).
 - 3) Limited to 12 three-bedroom apartments. These apartments may be placed on the tract zoned CD-RM-26 (#3219) but in no case shall the total number of apartments for that tract and this tract exceed 60 apartment units.
 - 4) All buildings shall be of masonry construction with possible wood or vinyl gables and trim.
 - 5) All buildings shall be limited to three stories in height.
 - 6) City of Greensboro planting rates will be doubled along the southern and western property lines. The planting yard along this western line shall be in lieu of the planting yard for the approximate 265-foot western line of the adjoining tract zoned CD-RM-26 (#3219) which is parallel to this western line. The planting yard along this southern line shall be lieu of the planting yard for the approximate 155-foot southern line of the adjoining tract zoned CD-RM-26 (#3219) which is opposite this southern line.

SITE INFORMATION	
Existing Land Use	Undeveloped
Acreage	0.783
Physical Characteristics	<i>Topography:</i> Flat <i>Vegetation:</i> N/A <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Apartments currently under construction	CD-RM-26
<i>South</i>	Williamson Heating & Cooling	LI
<i>East</i>	Apartments currently under construction	CD-RM-26
<i>West</i>	Williamson Heating & Cooling	LI

ZONING HISTORY		
Case #	Year	Request Summary
3219	2004	The property to the north and east (2.9 acres) was rezoned to CD-RM-26 by the Zoning Commission on February 9, 2004. That conditional rezoning involved similar conditions and limited the use to 48 three-bedroom apartments and an office for the complex.
W165	2003	A request to rezone a larger tract of the property to the north and east (3.6 acres) to CD-RM-18 was withdrawn at the City Council meeting of November 18, 2003 after receiving a favorable recommendation from the Zoning Commission.

DIFFERENCES BETWEEN LI (EXISTING) AND CD-RM-26 (PROPOSED) ZONING DISTRICTS
LI: Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations have little or no adverse effect upon adjoining properties.
CD-RM-26: RM-26 Districts are primarily intended to accommodate multifamily uses at a density of 26.0 units per acre or less. See conditions for density and building construction provisions. See conditions.

TRANSPORTATION	
Street Classification	Spring Garden Street - Major Thoroughfare.
Site Access	N/A.
Traffic Counts	Spring Garden Street ADT = 18,400
Trip Generation	N/A.
Connectivity	N/A.
Sidewalks	N/A.
Transit	Yes.
Traffic Impact Study	N/A.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, drains to North Buffalo
Floodplains	No
Streams	None
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	Type D Yard - 5' avg. width; 4 understory/100', 36 shrubs/100'
<i>East</i>	N/A
<i>West</i>	Type D Yard - 5' avg. width; 4 understory/100', 36 shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

Reinvestment Corridor: Reinvestment corridors are older commercial corridors that would benefit from significant public and private investment to enhance their economic viability and strengthen adjacent neighborhoods.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: The subject property is within the boundaries of the Lindley Park neighborhood, for which the City and the Lindley Park Neighborhood Association (LPNA) recently completed work on a pilot neighborhood planning program. The resulting draft Plan was adopted by the neighborhood on May 18 and is tentatively scheduled for public hearings and adoption at the June Planning Board and the July City Council meetings.

The Lindley Park Future Land Use Map designates the area surrounding the subject property as mixed use residential. The mixed use residential land use category applies to areas where the predominant use is residential and where compatible local-serving nonresidential uses may be introduced. The mixed use residential classification accommodates a diverse mix of housing types and densities, while ensuring that buildings are of appropriate scale and intensity. The Plan also recommends that visual buffers be established between industrial land uses and residential uses, which can be adequately achieved through the landscaping conditions contained in this request. The rezoning request for the subject property is compatible with critical elements of the draft Plan as well as the neighborhood vision.

Other Plans: N/A

STAFF COMMENTS

Planning: This proposal is consistent with the rezoning to CD-RM-26 for the tract to the north and east which was approved by the Zoning Commission in February of this year.

It is consistent with the Mixed Use Residential designation of this area and furthers the objectives for a Reinvestment Corridor.

Furthermore, it is consistent with Connections 2025 policies of promoting mixed-income neighborhoods, diversification of new housing stock, and affordable housing opportunities.

GDOT: No additional comments.

Water Resources: No additional comments

HCD: No comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.